



Downtown Redevelopment Plan

Community Meeting

June 7, 2006

PANEL INTRODUCTIONS

Patricia D. Aauto

Deputy City Manager

Development & Infrastructure Services

City of El Paso

Evan Rose

Planner, SMWM

Myrna Deckert

Executive Director

Paso Del Norte Group Foundation



MEETING AGENDA

Project History

Downtown Redevelopment Plan Phase I Overview by SMWM

Community Participation

Objectives

Emerging Issues

Public Comment / Issue Identification

Plan Review Process



PROJECT HISTORY

- **2004** - Paso Del Norte Group Foundation (PDNG) takes the lead
- **February 2005** - City Council votes to commit \$250,000 to the PDNG for developing a Downtown Plan
- Total of \$759,000 secured by the PDNG for this effort
 - \$250,000 City of El Paso
 - \$259,873 Economic Development Administration Grant
 - \$250,000 Private Sector
- PDNG remains the fiscal agent for the project



PROJECT HISTORY

- SMWM planning firm hired by PDNG to develop the plan
- Scope of work:
 - **Phase I (the visioning strategy)**
Preliminary Land Use Plan
 - **Phase II (specific land use recommendations)**
Revised Land Use Plan based on community input
 - **Phase III (the actual deliverables and actions necessary to execute the Plan)**
Final Land Use Plan with Phasing & Implementation



PROJECT HISTORY

- **March 31, 2006** - Preliminary Land Use Plan unveiled by the PDNG
- Formal transition to the City for plan completion
 - Phase II plan development that includes guidelines, design standards, infrastructure improvements & other recommendations
 - Phase III plan development that incorporates phasing & implementation strategies
 - Formal presentation to the City Plan Commission & City Council for amendment to the City's comprehensive plan
- SMWM to serve as the City's planning consultant to guide the process & develop the final plan



PROJECT HISTORY

- City focus & commitment to plan completion:
 - Have open communication & public participation throughout the process
 - Take the time necessary to work through critical issues with stakeholder groups
- Preliminary Land Use Plan may undergo revisions



DOWNTOWN REDEVELOPMENT PLAN PHASE I OVERVIEW

SMWM Presentation



COMMUNITY PARTICIPATION

Goals & Objectives

- Engage the community
- Review the proposal
- Disseminate information
- Generate ideas
- Create record of community recommendations
- Provide a forum to express general feelings



COMMUNITY PARTICIPATION

Meeting Facilitation

- Be respectful
- No interruptions when someone is speaking
- No side conversations so everyone can hear the discussion
- All perspectives during the discussions are accepted



COMMUNITY PARTICIPATION

Emerging Issues – Community Meetings

- Need & basis for downtown revitalization.
- Use of eminent domain.
- Lack of public input during plan visioning.
- Razing of historic or other significant buildings within the area.
- Location & need for an arena.
- Deadline for plan adoption.
- Displacement of residents.
- Displacement of existing businesses.
- Creation of other culturally sensitive neighborhoods.



COMMUNITY PARTICIPATION

Emerging Issues – Community Meetings

- Demolition of 127 acres of downtown area.
- Estimated costs to implement redevelopment plan.
- Effect on taxpayers due to redevelopment plan.
- Lack of information regarding incentives to be offered.
- Introduction of big box retailers & impact to small business.
- Impact of cross-border trade.
- Lack of feasibility & marketing analyses.
- Loss of private ownership to a REIT.
- Significant blighted buildings not included within redevelopment area.



COMMUNITY PARTICIPATION

Emerging Issues – Community Meetings

- Relocation assistance for businesses & residents, temporary & permanent.
- Impact of renovations to assessed valuations.
- City's commitment to plan implementation.
- Types of commercial/retail mix.
- Types of residential mix & affordability of each.
- Concerns with implementation strategy.
- Size of the study area.
- Location of proposed housing.



COMMUNITY PARTICIPATION

Emerging Issues – Community Meetings

- Location & type of parking.
- Opportunities for local investment.
- Compatibility & linkages to adjacent properties.
- Incorporation of public transportation services.
- Consideration for ADA accessibility throughout the area.
- Need for a TIRZ.
- Compliance with plan once approved.
- Restarting plan development & rescinding Council Resolution dated March 31, 2006.



RESOLUTION

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

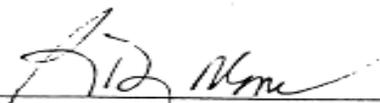
That the City Council accepts the plan for the revitalization of downtown El Paso submitted by the Paso Del Norte Foundation and that the City Manager be authorized to commence the public process necessary to prepare a recommendation for City Council regarding an amendment to the City of El Paso Comprehensive Plan to incorporate the Paso Del Norte Foundation proposal.

ADOPTED this 31st day of March 31, 2006.

THE CITY OF EL PASO


John F. Cook, Mayor

ATTEST:


Richarda Duffy Momsen, City Clerk

APPROVED AS TO FORM: ..


Sylvia Borunda Firth
Assistant City Attorney

Public Comment / Issue Identification



PLAN REVIEW PROCESS

STEP
ONE

**PDNG UNVEILING, MARCH 31, 2006
PHASE I DOWNTOWN PLAN FRAMEWORK
City Acceptance & City Manager Direction to
Proceed with Community Input & Finalization**

STEP
TWO

**Community Presentations – May 23 & 24, June 7 & 8
Citywide Meetings/Preliminary Design Workshops**
Focus: Informational/Educational; Concern & Issue
Identification

STEP
THREE

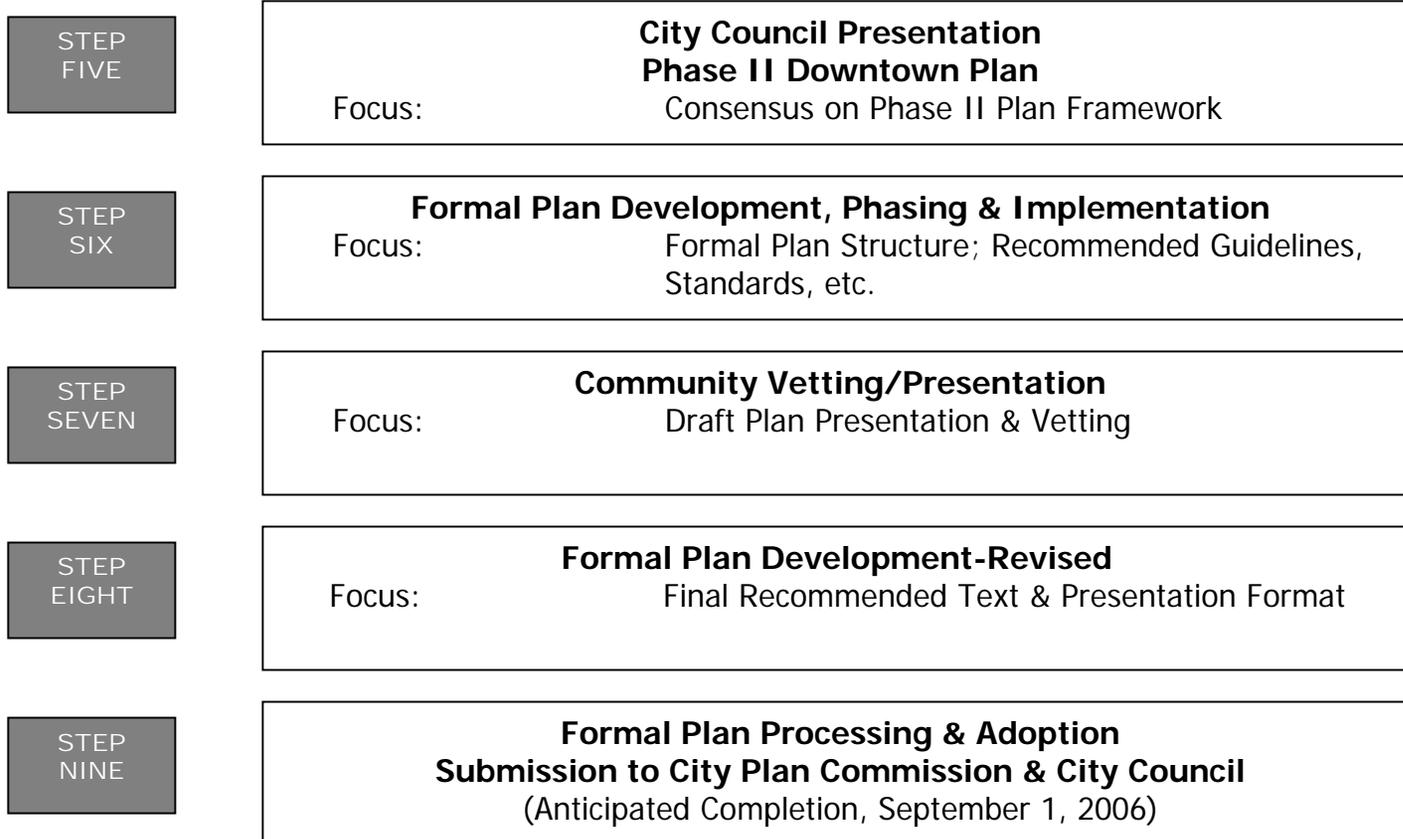
**Phase II Plan Development
Staff Meetings/Plan Revisions**
Focus: Consent Resolution; Plan Modifications

STEP
FOUR

Community Presentations/Final Design Workshops – June 28 & 29
Focus: Responses to Concerns/Issues identified; Plan
Modifications; District Detail/Recommendations



PLAN REVIEW PROCESS



PLANNING WORKSHOPS

June 8, 2006

Judson F. Williams Convention Center

El Paso Room

10:00 a.m. – 12:30 p.m.

4:00 p.m. – 6:00 p.m.

Residential or Retail Mixed Use Models

At Both Sessions

